



County of San Diego  
PLANNING & DEVELOPMENT SERVICES

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March 13, 2015

PERMITEE: SAN DIEGO FREEDOM RANCH, INC.  
MAJOR USE PERMIT: FREEDOM RANCH ALCOHOL AND DRUG TREATMENT AND RECOVERY FACILITY; PDS2012-3301-74-011  
E.R. NUMBER: PDS2012-3910-1221002  
PROPERTY: 1765, 1777, AND 1813 BUCKMAN SPRINGS ROAD, CAMPO, CA  
APN(S): 607-110-10, 11, 36 & 55, AND 607-120-69

**DECISION OF THE PLANNING COMMISSION**

This Major Use Permit for the Freedom Ranch Alcohol and Drug Treatment and Recovery Facility consists of eight sheet(s) including plot plan, floor plans and elevations dated February 24, 2015. This permit authorizes an alcohol and drug treatment and recovery facility limited to 125 clients pursuant to Section 1350, 2926 and 7378 of the Zoning Ordinance.

The granting of this use permit also approves the Preliminary Grading Plan dated February 24, 2015 consisting of two sheets. In accordance with the [Section 87.207 of the County Grading Ordinance](#), Environmental Mitigation Measures or other conditions of approval required and identified on the plan(s), shall be completed or implemented on the final engineering plan before any final improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any Substantial deviation therefrom the Preliminary Grading Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be approved pursuant to [County of San Diego Grading Ordinance \(Sec 87.701 et. al.\)](#)

**MAJOR USE PERMIT EXPIRATION:** This Major Use Permit shall expire on **March 13, 2017** at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

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**SPECIFIC CONDITIONS:** Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Major Use Permit. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

**ANY PERMIT: (Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit).**

**1. BIO #1 - BIOLOGICAL EASEMENT [PDS, FEE X 2]**

**INTENT:** In order to mitigate impacts to southern mixed chaparral, a sensitive biological resource pursuant to the California Environmental Quality Act (CEQA), a biological open space easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego an open space easement, as shown on Appendix F of the approved Biological Resources Letter Report (Plat of Mitigation Site and Signage Easement). This easement is for the protection of biological resources and requires the landowner to provide basic stewardship (protection from unauthorized access or uses and maintenance of the open space signage). It prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation. The only exceptions to this prohibition are:

1. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, (<http://www.sdcounty.ca.gov/PDS/docs/MemoofUnder.pdf>) between the wildlife agencies and the fire districts and any subsequent amendments thereto.
2. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS, DPW or DPR.

**DOCUMENTATION:** The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the easements shall be recorded. **MONITORING:** The [DGS, RP] shall prepare and approve the easement documents and send them to [PDS, PCC] for pre-approval. The [PDS, PCC] shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] [DPR, TC] for satisfaction of the condition.

**2. BIO #2 – OPEN SPACE SIGNAGE [PDS, FEE]**

**INTENT:** In order to protect the proposed open space easement from entry, informational signs shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space signs shall be placed every 50 feet along the biological open space boundary of

the proposed open space easement and the non-governmental property (BLM) as indicated on Appendix F of the approved Biological Resources Letter Report (Plat of Mitigation Site and Signage Easement). The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

**Sensitive Environmental Resources  
Area Restricted by Easement**

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego,  
Planning & Development Services  
PDS2012-3301-74-011-07

**DOCUMENTATION:** The applicant shall install the signs as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the open space signs have been installed at the boundary of the open space easement(s). **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the open space signs shall be installed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

**3. CULT #1 –CULTURAL OPEN SPACE EASEMENT [PDS, FEE X 2]**

**INTENT:** In order to protect sensitive Cultural Resources pursuant to the Resource Protection Ordinance (RPO) and the California Environmental Quality Act (CEQA), a Cultural Resource Open Space Easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego by a separate document, a Cultural Resource Open Space Easement over CA-SDI-17845. This easement including an adequate buffer is for the protection of archaeological site CA-SDI-17845 and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. The sole exceptions to this prohibition are:

- a. Scientific investigations conducted pursuant to a research design prepared by an archeologist certified by the Register of Professional Archaeologists and approved by the Director of PDS.
- b. Implementation of a site-capping plan approved by the Director of PDS.
- c. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard.
- d. Activities required to be conducted pursuant to a revegetation, habitat management, or landscaping plan approved by the Director of PDS.

- e. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of DEH, in a location and manner approved in writing by the Director of PDS

**DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of Major Use Permit Modification PDS2012-3301-74-011-07, the easement shall be recorded. **MONITORING:** The [DGS, RP], shall prepare and approve the easement document and send them to [PDS, PCC] for preapproval. The [PDS, PCC] shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition.

#### 4. **HAZ #1 - LEAD SURVEY [PDS, FEE X 2]**

**INTENT:** In order to avoid hazards associated with Lead Based Paint (LBP) and Lead Containing Materials (LCM) and to mitigate below levels of significance as established in the [County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance](#), the structures identified on the approved Plan set for remodeling or demolition shall be surveyed for the presence of LBP/LCM because the structures were built prior to 1980. **DESCRIPTION OF REQUIREMENT:** A facility survey shall be performed to determine the presence or absence of LBP/LCM before the remodeling or demolition of Structure 1 (Phases 1), and Structures 11, 15, 17 and 18 (Phase 4). The survey shall be completed by a California Department of Health Services (DHS) certified lead inspector/risk assessor to determine the presence or absence of LBP and LCM located in the structures. The following conditions only apply if LBP and LCM are present:

- a. All LBP and LCM shall be managed in accordance with applicable regulations including, at a minimum, the hazardous waste disposal requirements (Title 22 California Code of Regulations [CCR] Division 4.5), the worker health and safety requirements (Title 8 California Code of Regulations Section 1532.1), and the State Lead Accreditation, Certification, and Work Practice Requirements (Title 17 CCR Division 1, Chapter 8).
- b. All LBP and LCM scheduled for demolition or disturbed during remodeling\_must comply with applicable regulations for demolition methods and dust suppression.

**DOCUMENTATION:** The applicant shall submit a letter or report prepared by a California DHS certified lead inspector/risk assessor to the [DEH HAZ MAT, APCD], which certifies that there was no LBP/LCM present, or all LBP/LCM have been remediated pursuant to applicable regulations. **TIMING:** Prior to the approval of any plan, issuance of any permit (excluding demolition permit) the applicant shall comply with this condition. **MONITORING:** The [DEH HAZ MAT, APCD] shall review the report and any additional evidence for compliance with this condition. The [PDS, PCC] shall review the completed and stamped report and any additional evidence for compliance with this condition.

**5. HAZ #2 –ASBESTOS SURVEY [PDS, FEE X 2]**

**INTENT:** In order to avoid hazards associated with Asbestos Containing Materials (ACMs), and to mitigate below levels of significance as established by the [County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance](#), the structures identified on the approved Plan set for remodeling or demolition shall be surveyed for the presence of ACMs because the structures were built prior to 1980. **DESCRIPTION OF REQUIREMENT:** A facility survey shall be performed to determine the presence or absence of ACMs before the remodeling or demolition of Structure 1 (Phases 1), and Structures 11, 15, 17 and 18 (Phase 4):

- a. Suspect materials that will be disturbed by the demolition or renovation activities shall be sampled and analyzed for asbestos content, or assumed to be asbestos containing. The survey shall be conducted by a person certified by Cal/OSHA pursuant to regulations implementing subdivision (b) of Section 9021.5 of the Labor Code, and shall have taken and passed an EPA-approved Building Inspector Course.
- b. If ACMs are found present, they shall be handled and remediated in compliance with the San Diego County Air Pollution Control District Rule 361.145 – Standard for Demolition and Renovation.

**DOCUMENTATION:** The applicant shall submit to the [PDS, PCC] a signed, stamped statement from the person certified to complete the facility survey indicating that the survey has been completed and that either regulated asbestos is present or absent. If regulated asbestos is present, the letter shall describe the procedures taken to remediate the hazard and certify that they have been remediated pursuant to code sections referenced above. **TIMING:** Prior to obtaining any building (including demolition permit), grading, or construction permit, or any other permit pursuant to this permit, and prior to commencement of construction or use of the property in reliance on this permit, the applicant shall comply with this condition. **MONITORING:** The [PDS, PCC] shall review the report and any additional evidence for compliance with this condition.

**6. HAZ #3 –STRUCTURE REMOVAL [PDS, FEE]**

**INTENT:** In order to comply with the proposed project design for PDS2012-3301-74-011-07, Structures 3, 5, and 6 (Phase 1), and Structures 11, 14, 15, 17 and 18 (Phase 4) will be removed or demolished as described on the approved Plot Plan set. **DESCRIPTION OF REQUIREMENT:** Structures 3, 5, and 6 (Phase 1) and Structures 11, 15, 17 and 18 (Phase 4), will be removed or demolished as described on the approved Plot Plan set. A Demolition Permit shall be obtained from [PDS BD]. Compliance with conditions HAZ #1 and HAZ #2 above to determine the presence or absence of Lead Containing Materials and Asbestos Containing Materials shall be completed before the County can issue a Demolition Permit. **DOCUMENTATION:** The applicant shall submit to the [PDS, PCC] a signed stamped statement from a registered professional; Engineer, Surveyor, Contractor, which states, that the structures have been removed or demolished. The letter report shall also include before and after pictures of the area and structure(s). **TIMING:** Prior to approval of any plan and issuance of any permit (excluding demolition permit), the applicant shall comply with this condition. **MONITORING:** The [PDS, PCC] shall review the statement and, photos, and any additional evidence for compliance with this condition.

**7. LNDSKP #1—LANDSCAPE DOCUMENTATION PACKAGE**

**INTENT:** In order to provide adequate Landscaping that addresses screening, community character, and erosion control, a landscape plan shall be prepared.

**DESCRIPTION OF REQUIREMENT:** The Landscape Plans shall be prepared pursuant to the [COSD Water Efficient Landscape Design Manual](#) and the [COSD Water Conservation in Landscaping Ordinance](#), the [COSD Off-Street Parking Design Manual](#), and the COSD Grading Ordinance. All Plans shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer, and include the following information:

- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements.
- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
- d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
- e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the [County's Light Pollution Code](#). Signage stating "No Trespassing – Private Property" will be shown as being placed on the fencing approximately every 100 feet on the north, east and south sides of APN 607-110-50-00 (currently the Richards' property)
- g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
- h. Parking areas shall be landscaped and designed pursuant to the [Off-street Parking Design Manual](#) and the County Zoning Ordinance Section 6793.b
- i. Additionally, the following items shall be addressed as part of the Landscape Documentation Package: Wheel stops shall be provided for all parking stalls adjacent to pedestrian walkways, and/or landscaped areas; and, Trees shall be located so that each stall is within 30' of the trunk of a tree.
- j. Clearly delineate all four phases of construction on the plan with notes indicating when various plantings will occur. Slope planting associated with building pad construction, site grading, pathway construction, and erosion control planting associated with leach field installation shall be addressed with separate

Landscape Documentation Plans during submittal of grading plans for each of the four phases of construction. Screening vegetation currently shown within these areas will be required per the phasing plan.

**DOCUMENTATION:** The applicant shall prepare the Landscape Plans using the [Landscape Documentation Package Checklist](#) (PDS Form #404), and pay all applicable review fees. **TIMING:** Prior to approval of any plan, issuance of any permit, and prior to use of the premises in reliance of this permit, the Landscape Documentation Package shall be prepared and approved. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Documentation Package for compliance with this condition.

#### 8. **DEH#1–WELL DESTRUCTION OR WATERTIGHT SEALING OF WELLS**

**INTENT:** In order to ensure that the water wells located on the property comply with the County Regulatory Code Section 67.431. **DESCRIPTION OF REQUIREMENT:** The former production well identified as Well B on parcel 607-110-11, the well identified on parcel 607-110-36, and the well identified on parcel 607-110-55, as shown in the Nitrate Mass Balance Study may not be pumped for any non-emergency uses. However, the existing well on parcel 607-110-55 may continue to be used until Phase 4. For each of these wells, the applicant is required to take one of the following actions:

(1) Properly destroy each well by a California C-57 licensed well driller. A Well Destruction Permit shall be obtained from the [DEH, LWQ] and all applicable inspection fees shall be paid.

(2) The top of the well or well casing shall be provided with a cover, that is secured by a lock or by other means to prevent its removal without the use of equipment or tools, to prevent unauthorized access, to prevent a safety hazard to humans and animals, and to prevent illegal disposal of wastes in the well. The cover shall be watertight. A pump motor, angle drive, or other surface feature of a well, may suffice as a cover if it provides a watertight seal. The well shall be marked so as to be easily visible and located, and labeled so as to be easily identified as a well. The area surrounding the well shall be kept clear of brush, debris, and waste materials.

**DOCUMENTATION:** If the applicant chooses to destroy the well, the applicant shall provide copies of the Well Destruction Logs to [DEH, LWQ] upon completion of the well destruction. If the applicant chooses to maintain the well for potential future use (future use of any of the wells would require a modification of the Major Use Permit), documentation including photos of the top of well and surrounding shall be provided to [DEH, LWQ] to provide evidence of compliance with Description of Requirement (2) above. **TIMING:** Prior to the approval of any plan, issuance of any permit (Excluding Well Destruction Permit), and prior to occupancy or use of the premises in reliance of this permit. **MONITORING:** Upon submittal of the well destruction logs or documentation pursuant to Description of Requirement (2) above, [DEH, LWQ] shall perform a field inspection to verify that the well has been properly destroyed or is being properly maintained. The destruction logs shall be stamped and returned to the applicant.

**9. ROADS #1 –ROAD DEDICATION**

**INTENT:** In order to promote orderly development and to comply with the [Board Policy I-18](#), the [County Public Road Standards](#), [the Community Trails Master Plan](#), and approved exception request letter dated June 13, 2014, road right of way shall be dedicated to the County. **DESCRIPTION OF REQUIREMENT:** Grant by separate document to the County of San Diego an easement for road purposes according to the [Mobility Element of the General Plan](#) for a Light Collector Road (2.2C), that provides a one-half right-of-way width of thirty-six feet (36') from centerline, plus slope rights and drainage easements for ***Buckman Springs Road*** (SF 1403) along the frontage of APNs 607-110-11. The grant of right-of-way shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required, and shall be accepted for public use. **DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easements, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the easement documents to the [PDS, LDR] for review. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the easements shall be executed and recorded. **MONITORING:** The [DGS, RP] shall prepare, approve the easement documents for recordation, and forward the recorded copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review that that the easements comply with this condition.

**10. ROADS #2 –RELINQUISH ACCESS – PHASE 1**

**INTENT:** In order to promote orderly development and to comply with the [Mobility Element of the General Plan](#) access shall be relinquished. **DESCRIPTION OF REQUIREMENT:** Relinquish access rights onto ***Buckman Springs Road*** (SF 1403), a 2.2C Light Collector Mobility Element Road, along the frontage of APNs 607-110-10, -11, and 36; except for the three (43) accesses shown on the approved Plot Plan. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. **DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easement(s), submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the access shall be relinquished. **MONITORING:** The [DGS, RP] shall prepare the relinquishment documents and forward a copy of the documents to [PDS, LDR] for preapproval. [DGS, RP] shall forward copies of the recorded documents to [PDS, LDR]. The [PDS, LDR] shall review the documents for compliance with this condition.

**11. ROADS #3–RELINQUISH ACCESS - PHASE 4**

**INTENT:** In order to promote orderly development and to comply with the [Mobility Element of the General Plan](#) access shall be relinquished. **DESCRIPTION OF REQUIREMENT:** Relinquish access rights onto ***Buckman Springs Road*** (SF 1403), a 2.2C Light Collector Mobility Element Road, along the frontage of APN 607-110-55; except for the one (1) access shown on the approved Plot Plan. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. **DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easement(s), submit them for preparation with the

[DGS, RP], and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit for Phase 4 the access shall be relinquished. **MONITORING:** The [DGS, RP] shall prepare the relinquishment documents and forward a copy of the documents to [PDS, LDR] for preapproval. [DGS, RP] shall forward copies of the recorded documents to [PDS, LDR]. The [PDS, LDR] shall review the documents for compliance with this condition.

***GRADING PERMIT: (Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits).***

**12. STRMWTR #1–STORMWATER FACILITIES MAINTENANCE AGREEMENT**

**INTENT:** In order to promote orderly development and to comply with the [County Flood Damage Prevention Ordinance \(Title 8, Division 11\)](#), and the [County Watershed Protection Ordinance \(WPO\) No.10096, County Code Section 67.801 et. seq.](#), the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:** The private storm drain system and post construction BMP (Bioretention areas) shall be maintained by San Diego Freedom Ranch, Inc. or a maintenance mechanism such as a homeowners association or other private entity to the satisfaction of the Director of DPW and PDS. **DOCUMENTATION:** The applicant shall process the agreement forms with [PDS, LDR] and pay the deposit and applicable review fees. **TIMING:** Prior to approval of any grading or improvement plan and prior to issuance of any grading or construction permit, and prior to use of the property in reliance of this permit, execution of the agreements and securities shall be completed. **MONITORING:** The [PDS, LDR] shall review the agreements/mechanisms for consistency with the condition and County Standards.

**13. CULT #2 -ARCHAEOLOGICAL MONITORING [PDS, FEE X 2]**

**INTENT:** In order to mitigate for potential impacts to undiscovered buried archaeological resources, an archaeological monitoring program and potential data recovery program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA). **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform cultural resource monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities (except for building construction). The archaeological monitoring program shall include the following:

- a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources, and this permit. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.
- b. The Project Archeologist shall provide evidence that a Kumeyaay Native American has been contracted to perform Native American Monitoring for the project.

- c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

**DOCUMENTATION:** The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to the [PDS, PCC]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. **MONITORING:** The [PDS, PCC] shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [PDS, LDR], for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

***BUILDING PERMIT: (Prior to approval of any building plan and the issuance of any building permit).***

**14. TRAFFIC #1 - TRANSPORTATION IMPACT FEE [PDS-LD, FEE X 2]**

**INTENT:** The payment of the Transportation Impact Fee, which will be required at issuance of building permits, in combination with other components of this program, will mitigate potential cumulative traffic impacts to less than significant for additional trips (estimated to be 50 added trips per day) that will be generated by Phases 3 and 4 of the proposed project. **DESCRIPTION OF REQUIREMENT:** The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to [County TIF Ordinance number 77.201 – 77.223](#). The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project (or beginning with Phase 3 with approval of a TIF Exception request

[http://www.sandiegocounty.gov/content/dam/sdc/dpw/LAND DEVELOPMENT DIVISION/landpdf/Docs/TIF\\_Exception\\_Application\\_Form.pdf](http://www.sandiegocounty.gov/content/dam/sdc/dpw/LAND_DEVELOPMENT_DIVISION/landpdf/Docs/TIF_Exception_Application_Form.pdf)). The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [PDS, LD Counter] and provide a copy of the receipt to the [PDS, BD] at time of permit issuance.

**15. ROADS #4 - PUBLIC ROAD IMPROVEMENTS**

**INTENT:** In order to promote orderly development and to comply with the [Board Policy I-18](#), and the County Trails Master Plan (Community Trails Master Plan), and approved exception request letter dated June 13, 2014, **Buckman Springs Road**, shall be improved. **DESCRIPTION OF REQUIREMENT:**

- a. At the main entrance, APN 607-110-11, install a 14' wide right turn lane with arrows for a distance of 50 feet then taper back to the existing pavement at the southwest corner of the parcel.
- b. Provide a 10' wide disintegrated granite (DG) pathway along APN 607-110-11 with a 6'x8' DG pad for a bus stop drop off.

All plans and improvements shall be completed pursuant to the [County of San Diego Public Road Standards](#), the DPW [Land Development Improvement Plan Checking Manual](#) and the Community Trails Master Plan. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **DOCUMENTATION:** The applicant shall complete the following:

- c. Process and obtain approval of Improvement Plans to improve ***Buckman Springs Road*** (SF 1403).
- d. Provide Secured agreements. The required security shall be in accordance with [Section 7613 of the Zoning Ordinance](#).
- e. Pay all applicable inspection fees with [DPW, PDC].
- f. If the applicant is a representative, then a one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.
- g. Obtain approval for the design and construction of all driveways, turnarounds, and pathways to the satisfaction of the San Diego County Fire Authority and the [PDS, LDR].
- h. Obtain a Construction Permit for any work within the County road right-of-way. PDS Construction/Road right-of-way Permits Services Section should be contacted at (858) 694-3275 to coordinate departmental requirements. Also, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove, plant or trim shrubs or trees from the Permit Services Section.

**TIMING:** Prior to approval of any building plan and the issuance of any building permit in Phase 3, the plans shall be approved and securities must be provided.

**MONITORING:** The [PDS, LDR] and [DPR, TC] shall review the plans for consistency with the condition and County Standards and Community Trails Master Plan. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS before any work can commence.

## 16. DRNG #1 –DRAINAGE IMPROVEMENTS

**INTENT:** In order to provide the required drainage improvements for the project and to comply with the [County Flood Damage Prevention Ordinance \(Title 8, Division 11\)](#), [County Watershed Protection Ordinance \(WPO\) No.10096, County Code Section 67.801 et. seq.](#), the [County Resource Protection Ordinance \(RPO\) No. 9842](#), Community Trails Master Plan and Parkland Dedication Ordinance, the drainage improvements shall be completed. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for an access driveway within the limits of inundation from the 100-year storm. The driveway shall be improved to a width of twenty feet (24') with Portland Cement Concrete. The structure shall be improved to a

minimum of 5.5 inches thickness (560-C-3250 concrete with 6" x 6" 10 GA WWF) to the satisfaction of Director of PDS and San Diego County Fire Authority.

All drainage plan improvements shall be prepared and completed pursuant to the following ordinances and standards: [San Diego County Drainage Design Manual](#), [San Diego County Hydrology Manual](#), [County of San Diego Grading Ordinance](#), [Zoning Ordinance Sections 5300 through 5500](#), [County Resource Protection Ordinance \(RPO\) No. 9842](#), and [County Flood Damage Protection Ordinance \(Title 8, Division 11\)](#), Low Impact Development (LID) and Hydromodification requirements and the [Land Development Improvement Plan Checking Manual](#). The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. No Building permit can receive final approval or occupancy until these improvements are completed. **DOCUMENTATION:** The applicant shall complete the following:

- a. Process and obtain approval of Grading Plan to improve the access driveway within the limits of inundation from the 100-year storm.
- b. Provide Secured agreements require posting security in accordance with [Section 7613 of the Zoning Ordinance](#).
- c. Pay all applicable inspection fees with [DPW, PDC].
- d. If the applicant is a representative, then a one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

**TIMING:** Prior to approval of any building plan and the issuance of any building permit; agreements, and securities shall be approved. **MONITORING:** The [PDS, LDR] [DPR, TC, PP] shall review the plans for consistency with this condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS before any work can commence.

## 17. **GEO #1 –GEOTECHNICAL STUDIES**

**INTENT:** In order to identify that the project site is subject to Liquefaction as evaluated by the [County of San Diego Guidelines for Determining Significance](#), a Geotechnical Report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A Geotechnical Study shall be prepared by a Registered Civil or Geotechnical Engineer, and submitted for approval by the [PDS, BD] for construction of the proposed dormitory in Phases 4 as described on the approved Plot Plan set. The report shall specify foundation designs, which are adequate to preclude substantial damage to the proposed structure due to potential liquefaction. **DOCUMENTATION:** The applicant shall prepare the report and submit it along with the submittal for the building plans. All recommendations of the report shall be incorporated into the design of the building. **TIMING:** Prior to the approval of the building plan and the issuance of the building permit for the dormitory to be constructed in Phase 4 (Structure 28) as described on the approved Plot Plan, the Geotechnical study shall be approved. **MONITORING:** The [PDS, BD] shall review the

Geotechnical Study for compliance with all applicable building codes, engineering standards, and this condition. If there are any recommendations to minimize effects of liquefaction, the [PDS, BD] shall ensure that, they are incorporated into the project design.

**18. DEH #2 –NITRATE MASS BALANCE CONFORMANCE [DEH, LWQ]**

**INTENT:** In order to protect ground water quality and comply with the Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code, and the approved Nitrate Mass Balance Study. **DESCRIPTION OF REQUIREMENT:** Upon proposed project build out with Phase 4, the project is anticipated to generate 7,195 gallons of wastewater per day. In accordance with the project's approved Nitrate Mass Balance Study, once project effluent reaches half of this amount, wastewater must be pumped approximately 1,600 to 2,000 feet north to an adjacent basin to proposed OSWS's. As shown on the approved Plot Plan, it is anticipated that wastewater from Dormitory Structure Nos. 25, 26 and 27 will need to be transported to the adjacent northern basin in Phase 3. **DOCUMENTATION:** The applicant shall submit proposed OSWS design for each proposed structure (if not previously approved within the past year) along with an inventory of existing and proposed project wastewater volumes for review and approval by [DEH, LWQ]. **TIMING:** Prior to approval of any building plan and the issuance of any building permit, the applicant shall submit the documentation described above to [DEH, LWQ]. **MONITORING:** [DEH, LWQ] shall review the documentation described above for conformance with the approved Nitrate Mass Balance Study and applicable standards of the RWQCB, and notify [PDS, BD] as to conformance.

***OCCUPANCY: (Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).***

**19. GEN #1 –INSPECTION FEE**

**INTENT:** In order to comply with Zoning Ordinance Section 7362.e the inspection fee shall be paid. **DESCRIPTION OF REQUIREMENT:** Pay the inspection fee at the [PDS, ZC] to cover the cost of inspection(s) of the property to monitor ongoing conditions associated with this permit. In addition, submit a letter indicating who should be contacted to schedule the inspection. **DOCUMENTATION:** The applicant shall provide a receipt showing that the inspection fee has been paid along with updated contact information [PDS, PCC]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The [PDS, ZC] shall process an invoice and collect the fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established.

**20. PLN #1 –SITE PLAN IMPLEMENTATION**

**INTENT:** In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved Major Use Permit plot plan and the building plans. This includes, but is not limited to: improving all parking areas private trails, and driveways, installing all required design features, painting all structures with the approved colors, trash enclosures are properly screened, required and approved signage is installed and

located properly, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, BI] and [DPR TC, PP] shall inspect the site for compliance with the approved Building Plans.

## 21. ROADS #5 –SIGHT DISTANCE

**INTENT:** In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.E of the County of San Diego Public Road Standards, an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

- a. A Registered Civil Engineer or a Licensed Land Surveyor provides a certified signed statement that: "There is \_\_\_\_\_feet of unobstructed intersectional sight distance in the both directions along **Buckman Springs Road** (SF 1403) from the 4 driveways (APNs 607-110-10, -11, -36, and -55) in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of \_\_\_\_\_as described in Table 5 based on a speed of \_\_\_\_\_,which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

**DOCUMENTATION:** The applicant shall complete the certifications and submit them to the [PDS, LDR] for review. **TIMING:** Prior to occupancy of the first structure built in association with this permit, and prior to final grading release, or use of the premises in reliance of this permit, and annually after that until the project is completely built, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

## 22. ROADS #6 –ANNEX TO LIGHTING DISTRICT

**INTENT:** In order to promote orderly development and to comply with the Street Lighting Requirements of the [County Centerline Ordinance Section 51.310](#) and [The County of San Diego Public Road Standards](#), the property shall transfer into the lighting district. **DESCRIPTION OF REQUIREMENT:** Allow the transfer of the property subject of this permit into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer. **DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [PDS, LDR]. The applicant shall provide the receipt to [PDS, PCC]. **TIMING:** Prior to occupancy of the first structure built in association with this permit, final grading release, or use in the premises in reliance of this permit, the fee shall be paid. **MONITORING:** The [PDS, LDR] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant.

**23. LNDSKP #2 –CERTIFICATION OF INSTALLATION**

**INTENT:** In order to provide adequate Landscaping that addresses screening, community character, erosion control, and to comply with the [COSD Water Efficient Landscape Design Manual](#), the [COSD Water Conservation in Landscaping Ordinance](#), the [COSD Off-Street Parking Design Manual](#), the COSD Grading ordinance, all landscaping, fencing and signage shall be installed as per phasing plan identified on the approved Plan set. **DESCRIPTION OF REQUIREMENT:** All of the landscaping shall be installed pursuant to the approved Landscape Documentation Package. This does not supersede any erosion control plantings that may be applied pursuant to [Section 87.417 and 87.418 of the County Grading Ordinance](#). These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the [PDS, LA, PCC] [DPR, TC, PP]. **DOCUMENTATION:** The applicant shall submit to the [PDS LA, PCC], a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping, fencing and signage has been installed as shown on the approved Landscape Documentation Package. The applicant shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed. **MONITORING:** The [PDS, LA] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the [PDS, PCC] [DPR, TC, PP] of compliance with the approved Landscape Documentation Package.

**24. GROUNDWATER MONITORING #1: [PDS, PCC] [UO] [PDS, FEE]**

**INTENT:** In order to monitor the project's groundwater production, and to comply with the [County of San Diego Groundwater Ordinance \(9826 N.S.\)](#), a Groundwater Monitoring and Management Program (GMMP) shall be implemented as evaluated by the [County Groundwater Resources Guidelines for Determining Significance](#). **DESCRIPTION OF REQUIREMENT:** A Groundwater Monitoring and Management Program shall be established and continued for the life of the project. The implementation shall be substantially consistent with the approved groundwater mitigation and monitoring plan in Appendix E of the Final Groundwater Investigation. Groundwater supply shall not be obtained from any other onsite wells other than Well-12 unless future production wells are located near Well-12 as described in Appendix E of the project's Final Groundwater Investigation Report prepared by AECOM dated June 2013. **DOCUMENTATION:** The applicant shall complete the following:

- a. Pay the Groundwater Monitoring and Mitigation Program (GMMP) Fee at the [PDS, ZONING], for the first year of enrollment and establishment of the program.
- b. Provide a signed copy of the County [Memorandum of Understanding \(MOU\)](#), for the Hydrogeologist from the County CEQA Consultant list to the [PDS, PCC] for approval by the County Groundwater Geologist.

**TIMING:** Prior to any occupancy associated with Phase 1 or establishment of any new use, which requires the extraction of groundwater, final grading release, or use of the premises in reliance on the approved Plan set for the modification of this permit; the GMMP shall be implemented. **MONITORING:** The [*PDS, ZONING*] shall collect the fee and forward the receipt and MOU to [*PDS, PCC*] for approval. The [*PDS, Groundwater Geologist*] shall verify enrollment and contact the applicant to set up future submittal dates of GMMP documents.

**25. CULT #3 -CULTURAL RESOURCES REPORT [PDS, FEE X2]**

**INTENT:** In order to ensure that the Grading Monitoring occurred during the earth-disturbing activities, a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Archaeological Monitoring and Data Recovery Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:

- a. DPR Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that all cultural materials collected during the survey, testing, and archaeological monitoring program have been curated as follows:
  - (1) All prehistoric cultural materials shall be curated at a San Diego curation facility or a culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

OR

- Evidence that all prehistoric materials collected during the archaeological monitoring program have been repatriated to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.
- (2) Historic materials shall be curated at a San Diego curation facility that meets federal standards per 36 CFR part 79 and shall not be repatriated or curated with a Tribal curation facility. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the grading monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

**DOCUMENTATION:** The Project Archaeologist shall prepare the final report and submit it to the [PDS, PCC] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and the culturally-affiliated Tribe. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** The [PDS, PCC] shall review the final report for compliance this condition and the report format guidelines. Upon acceptance of the report, [PDS, PCC] shall inform [PDS, LDR] and [DPW, PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PCC] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant.

## 26. DEH #3 – SEPTIC ABANDONMENT

**INTENT:** In order to comply with [County Regulatory Code Section 68.313.1](#) the on-site waste water systems (Septic System) for structures 11 (staff quarters), 14 (transitional living trailer), 15 (cottage), and 18 (6-bed residential facility) that will be removed shall be properly abandoned in Phase 4. In addition, if a gravity-based OSWS is constructed for proposed Structure 25 in Phase 2, the OSWS may need to be abandoned in a future Phase as determined by [DEH, LWQ] for conformance with the Nitrate Mass Balance Study. **DESCRIPTION OF REQUIREMENT:** The septic systems associated with structures 11 (staff quarters), 14 (transitional living trailer), 15 (cottage), and 18 (6-bed residential facility) and any other structures proposed to be constructed (as needed to comply with the Nitrate Mass Balance Study) shall be pumped and properly abandoned before or during construction of Phase 4 as determined by DEH under DEH guidelines. **DOCUMENTATION:** Upon completion of the septic removal, the applicant shall contact [DEH, LWQ] to schedule a field verification inspection. The applicant shall submit proof of the septic tank pumping and pay all applicable inspection fees. **TIMING:** Prior to the approval of any plan, issuance of any permit and prior to occupancy or use of the premises in reliance of this permit. **MONITORING:** Upon request of the applicant, [DEH, LWQ] shall perform a field inspection to verify that the septic system has been properly abandoned pursuant to this condition.

**ONGOING:** *(Upon establishment of use the following conditions shall apply during the term of this permit).*

## 27. PLN #2 –SITE CONFORMANCE

**INTENT:** In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s). This includes, but is not limited to maintaining the following: all parking, private trails, and driveways areas, watering all landscaping at all times, painting all necessary aesthetics design features, and all lighting, wall/fencing, and required signage. Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:**

The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit modification. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

**28. ROADS #7–SIGHT DISTANCE**

**INTENT:** In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the [County of San Diego Public Road Standards](#), an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance in both directions along **Buckman Springs Road** (SF 1403) from the 4 project driveway openings (APNs 607-110-10, -11, -36, and -55) for the life of this permit. **DOCUMENTATION:** A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for compliance of this permit.

**29. GROUNDWATER COMPLIANCE #1: [PDS, PPD] [PDS, PCO] [OG]**

**INTENT:** In order to monitor the project's groundwater production, and to comply with the [County of San Diego Groundwater Ordinance \(9826 N.S.\)](#), a Groundwater Monitoring and Management Program (GMMP) shall be continued for the life of this permit. **DESCRIPTION OF REQUIREMENT:** Implement the GMMP for the proposed project to the satisfaction of the Director of Planning & Development Services. The implementation shall be substantially consistent with the approved groundwater mitigation and monitoring plan in Appendix E of the Final Groundwater Investigation. Groundwater supply shall not be obtained from any other onsite wells other than Well-12 unless future production wells are located near Well-12 as described in Appendix E of the project's Final Groundwater Investigation Report prepared by AECOM dated June 2013. Implementation shall include the following:

- a. Groundwater production shall be monitored at all on-site pumping wells with a total groundwater production limit of 10 acre-feet per year.
- b. Groundwater production data and water level data shall be reported annually to [PDS, Groundwater Geologist].
- c. Minor alterations to the GMMP may be approved by the Director of PDS, provided alterations achieve the goals and objectives of the Groundwater Monitoring and Management Plan, and are supported by the record.
- d. If the project site exceeds 8.5 acre-feet of water usage or more at any time throughout the monitoring year, the groundwater management criteria shall be strictly enforced pursuant to the approved GMMP.

- e. Pay all associated Groundwater Monitoring and Mitigation Program Fees annually, for the life of the permit.

**DOCUMENTATION:** The property owner and permittee shall comply with the requirements of the GMMP and this condition. If the permittee or property owner chooses to modify or deviate from the GMMP in any way, they must obtain approval from the County [*PDS, Groundwater Geologist*], or apply for a Modification of this permit pursuant to the County of San Diego Zoning Ordinance.. **TIMING:** Upon establishment of the use, the GMMP shall be complied with for the term of this permit. **MONITORING:** The [*PDS, Groundwater Geologist*] shall review all GMMP reports shall ensure that the project complies with on-going groundwater production conditions. The [*PDS, Code Enforcement Division*] is responsible for enforcement of this permit.

**30. PLN #3 - FENCING**

**INTENT:** To maintain fencing required for privacy of adjacent parcels in good condition. **DESCRIPTION OF REQUIREMENT:** Six-foot-high wood privacy fencing along the south side of APN 607-110-11 (currently existing) and north side of APN 607-110-55 (with Phase 4) shall be maintained in good solid condition with no gaps. Signage stating “No Trespassing – Private Property” will be placed approximately every 100 feet on the north, east and south sides of APN 607-110-50-00 (currently the Richards’ property). **MONITORING:** The [*PDS, Code Compliance Division*] is responsible for compliance of this permit.

**31. PLN #4 - MAXIMUM NUMBER OF CLIENTELE**

**INTENT:** To clearly state the number of clientele allowed to be served by the facility through implementation of the phasing plan. **DESCRIPTION OF REQUIREMENT:** **Phases 1 and 2:** The maximum number of clients living at the facility and enrolled in the recovery program shall not exceed 55, and the maximum number of residential guests living at the southern facility (Structure 18) shall not exceed 6, through implementation of Phases 1 and 2 approved by this Major Use Permit Modification. **Phase 3:** The maximum number of clients living at the facility and enrolled in the recovery program shall not exceed 105, and the maximum number of residential guests living at the southern facility (Structure 18) shall not exceed 6, through implementation of Phase 3 approved by this Major Use Permit Modification. **Phase 4:** The maximum number of clients living at the facility and enrolled in the recovery program shall not exceed 125, and the maximum number of clients at the southern facility (Structure 28) shall not exceed 25, through implementation of Phase 4 approved by this Major Use Permit Modification. The residential living component is phased out upon implementation of Phase 4 as indicated on the Plot Plan approved by this Major Use Permit Modification. **MONITORING:** The [*PDS, Code Compliance Division*] is responsible for compliance of this permit.

**32. PLN #5 - ANTICIPATED NUMBER OF STAFF**

**INTENT:** To clearly state the number of staff to be accommodated at the facility through implementation of the phasing plan. **DESCRIPTION OF REQUIREMENT:** The number of staff living at the facility is anticipated to be 6 through implementation of Phases 1 and 2, and is not expected to exceed 12 through implementation of Phases 3 and 4. If increased staffing levels are required by future contracts with the County or to be in compliance with a State License or for any other reason, Freedom Ranch shall

inform PDS to determine the correct course of action to be taken, if any. Staff living quarters are anticipated to be located primarily in the new dormitories (Structures 24 through 28). Living quarters for two staff shall be allowed in the remodeled Main Facility (Structure 1). **MONITORING:** The [*PDS, Code Compliance Division*] is responsible for compliance of this permit.

**33. PLN #6 - SOUND AMPLIFICATION**

**INTENT:** To maintain the quiet rural atmosphere and provide for continued enjoyment of property by project neighbors. **REQUIREMENT:** No loudspeaker or sound amplification system shall be used to produce sounds in violation of the County Noise Ordinance. **MONITORING:** The [*PDS, Code Compliance Division*] is responsible for compliance of this permit.

**34. PLN #7 - LIGHTING**

**INTENT:** To maintain the dark skies and nighttime views of the rural location and provide for continued enjoyment of property by project neighbors. **REQUIREMENT:** All project lighting will conform to the Light Pollution Code (Section 51.201 through 51.209) of the County's Code of Regulatory Ordinances including Zone A lamp type and shielding requirements per fixture and hours of operation. The project will not install outdoor lighting that directly illuminates neighboring properties. The project will not install outdoor lighting that would cast a direct beam angle towards a potential observer, such as a motorists, cyclist or pedestrian. The project will not install outdoor lighting for vertical surfaces such as buildings, landscaping, or signs in a manner that would result in useful light or spill light being cast beyond the boundaries of intended area to be lit. **MONITORING:** The [*PDS, Code Compliance Division*] is responsible for compliance of this permit.

**35. PLN #8 - ALLOWED USE TIMES**

**INTENT:** To clearly state when certain uses are allowed to occur, and to protect the privacy of adjacent neighbors and provide for continued enjoyment of property by project neighbors. **REQUIREMENT:** Generally, Alcoholics Anonymous meetings are allowed to occur Monday through Friday from 8:00 PM to 9:00 PM, Saturday from 4:00 PM to 5:00 PM, and Sunday from 3:00 PM to 4:00 PM; Narcotics Anonymous meetings are allowed to occur Monday, Wednesday, and Friday from 6:00 PM to 7:00 PM. Meeting start times may vary; however, all meetings must end by 9:00 PM. **MONITORING:** The [*PDS, Code Compliance Division*] is responsible for compliance of this permit.

**36. PLN #9 - ALLOWED USE LOCATIONS**

**INTENT:** To clearly state where certain uses are allowed to occur, and to protect the privacy of adjacent neighbors and provide for continued enjoyment of property by project neighbors. **REQUIREMENT:** With implementation of Phase 1, Alcoholics Anonymous, Narcotics Anonymous, any other meetings open to public attendance, and any meetings conducted for onsite clientele after 7:00 PM will be conducted at the new dining hall facility (Structure 23) constructed in Phase 1. Meetings for onsite clientele between 8:00 AM and 7:00 PM may continue to be held at the Multi-Purpose Room (Structure 2) and at the new dining hall facility as determined by Freedom Ranch staff. **MONITORING:** The [*PDS, Code Compliance Division*] is responsible for compliance of this permit.

**37. PLN #10 - VISITATION**

**INTENT:** To clearly state where and when visitation is allowed to occur, and to protect the privacy of adjacent neighbors and provide for continued enjoyment of property by project neighbors. **REQUIREMENT:** Visiting hours shall be allowed to occur Monday through Friday between 2:00 PM and 9:00 PM, Saturday between 12:00 PM and 9:00 PM, and Sunday between 11:00 AM and 9:00 PM. Visitation is allowed to be conducted indoors in the Main Facility (Structure 1), Multi-Purpose Room (Structure 2) and, if needed, in the new dining hall (Structure 23) constructed in Phase 1, and outdoors to the north of the Main Facility and in the expansion area west of Structure 23 and northeast of Structure 27. No visitation or congregating is allowed to occur in the parking area to the west of the Main Facility. **MONITORING:** The [PDS, Code Compliance Division] is responsible for compliance of this permit.

**38. PLN #11 - SPECIAL EVENTS**

**INTENT:** To clearly state when special events are allowed to occur, and to protect the privacy of adjacent neighbors and provide for continued enjoyment of property by project neighbors. **REQUIREMENT:** Three fund-raising events are allowed to occur during the calendar year on Sundays; generally the third Sunday in April, July, and October. Assistance in set up and preparation for the special events by outside visitors or participants may occur between 9:00 AM and 4:00 PM the Saturday before the event, and after 9:00 AM the day of the event. These events shall end with the regularly scheduled A.A. meeting on Sunday afternoon. Event breakdown and clean-up will conclude by 6:00 P.M. Overflow parking for these events shall be allowed on the area of the existing dirt driveways at the west end of parcels 607-110-10, and 36. All special event activities are required to be conducted a minimum of 40 feet from the property lines of neighboring parcels 607-110-15, 38, and 50. **MONITORING:** The [PDS, Code Compliance Division] is responsible for compliance of this permit.

**39. PLN #12 - USES NOT PERMITTED**

**INTENT:** To clearly state that uses not shown on the Major Use Permit Plot Plan or described in the project description are not allowed, and to protect the privacy of adjacent neighbors and provide for continued enjoyment of property by project neighbors. **REQUIREMENT:** Storage of, and maintenance activities for, vehicles donated to the Freedom Ranch organization (including but not limited to autos, trucks, RV's and boats) are not allowed to occur on the 112.6-acre Major Use Permit area. **MONITORING:** The [PDS, Code Compliance Division] is responsible for compliance of this permit.

.....  
**MITIGATION MONITORING OR REPORTING PROGRAM (MMRP):** Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Monitoring or Reporting Program for any project approved with the adoption of a Mitigated Negative Declaration or with the certification of an Environmental Impact Report, for which changes in the project are required in order to avoid significant impacts. Section 21081.6(a)(1) states, in part:

*The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid*

*significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.*

Section 21081(b) further states:

*A public agency shall provide {that} the measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures.*

As indicated above, a Mitigation Monitoring or Reporting Program is required to assure that a project is implemented in compliance with all required mitigation measures. The Mitigation Monitoring or Reporting Program (MMRP) for this project is incorporated into the mitigation measures adopted as project conditions of approval. Each mitigation measure adopted as a condition of approval (COA) includes the following five components.

**Intent:** An explanation of why the mitigation measure (MM) was imposed on the project.

**Description:** A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.

**Documentation:** A description of the informational items that must be submitted by the applicant to the Lead Agency to demonstrate compliance with the COA.

**Timing:** The specific project milestone (point in progress) when the specific required actions are required to implemented.

**Monitoring:** This section describes the actions to be taken by the lead agency to assure implementation of the mitigation measure.

The following conditions of approval required to mitigate or avoid significant impacts on the environment are listed below and constitute the MMRP for this project:

Condition(s): 1, 2, 3, 4, 5, 6, 7, 8, 12, 13, 14, 16, 17, 18, 20, 23, 24, 25, 26, 27, 29, 30, and 34.

.....

### **MAJOR USE PERMIT FINDINGS**

Pursuant to Section 7358 (see Section 7359 for additional findings required for a "Specific Hazardous Waste Facility Project" and for in lieu findings for Large Wind Turbine permits) of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit are made:

(a) *The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to*

1. *Harmony in scale, bulk, coverage, and density*

Nine structures in the existing four-acre use area total 9,371 square feet, with the largest structures being the 5,926 square-foot Main Facility and 1,800 square-foot Multi-purpose Room. The use area also includes an outdoor gathering area,

vegetable garden, duck pond and duck shed. Ten additional structures on adjacent parcels owned by Freedom Ranch total 4,882 square feet, the largest of which is a single-family residence of 1,192 square feet. These structures are located in an area of approximately 13 acres in the southwest portion of the proposed expanded 112-acre use area. These structures are single story mainly with wood siding and composition shingle roofs, but also include a couple of mobile homes, and appear rural residential in character. The general vicinity is rural in character with single-family homes, outbuildings, and agricultural uses consisting primarily of horse keeping. The Sunrise Powerlink transmission line crosses the northern portion of the proposed expanded use area over one-quarter mile to north of the existing structures.

The proposed expansion will result in the construction of seven new structures including five dormitories, a new dining hall, and new garage, and 40 new parking spaces. Each dormitory will be 4,144 square feet; the dining hall will be 5,712 square feet; and, the new garage 576 square feet for a total of 27,008 square feet. As the facility expands older storage rooms and living quarters will be removed or demolished. With the completion of Phase 4 of the proposed expansion, ten of the existing structures totaling 4,711 square feet will be removed or demolished. Thus, at the completion of Phase 4, the number of structures will decrease by three, but floor area will increase by 22,298 square feet within the 112 acre project site.

These new structures will be one-story (22 feet high for the dormitories and 24.7 feet high for the dining hall) with composition shingle roofs, stucco walls, stained wood doors, earth-toned colors, and exposed framing on porches and railings. Five of the seven new structures and two parking areas with 35 spaces will be located over 500 feet east of the Main Facility and 900 feet east of Buckman Springs Road. Although these new facilities and parking spaces will have limited visibility from Buckman Springs Road, due to intervening vegetation, additional landscaping is required to be installed and maintained to further soften any views of these improvements. Only five new parking spaces are proposed along the project's main access driveway, 160 feet from Buckman Springs Road. One of the new dormitories and new garage will replace the existing single-family residence and garage near the southwest corner of the use area (Buckman Springs Road and Phelps Road).

The new expanded facilities will be compatible with adjacent uses because they will be rural in character, similar in size, height, scale and bulk to nearby residences and outbuildings, and will not be very visible from nearby public roadways.

The nine existing structures on the existing use area have coverage of approximately 5.4 percent, and the existing 19 structures within the current 13 acres used by Freedom Ranch have coverage of approximately 2.5 percent. Upon completion of Phase 4, the 16 structures on the 20-acre portion of the use area will have coverage of approximately 4.2 percent. The coverage would be 0.8 percent if compared to the entire 112.6-acre project site. By comparison, the 13 parcels south of the proposed use area (62 acres) have an overall coverage

of approximately 1.8% with a maximum of 3.1% on one parcel. Nine parcels near the northwest corner of the proposed use area (43.5 acres) have an overall coverage of approximately 1.6% with a maximum of 3.7% on one parcel. Three parcels on the east side of Buckman Springs Road (10.5 acres) between the north and south boundaries of the proposed use area not owned by Freedom Ranch, have an overall coverage of 2% with a maximum of 6.7% on one parcel. Finally, 16 parcels on the west side of Buckman Springs Road (42.5 acres) have an overall coverage of 1.1% with a maximum of 12% on one parcel.

These comparisons demonstrate that the proposed expansion of the Freedom Ranch facility is compatible with the surrounding area with respect to lot coverage.

2. *The availability of public facilities, services, and utilities*

The facility has existing improvements for access, utilities and services. The facility is dependent on groundwater and obtains its supply from Well 12 (or Well 3 – DEH designation) located on APN 607-120-69-00. The facility discharges wastewater to approved septic systems.

The proposed expansion will result in an increase of groundwater use from approximately 4.4 acre-feet per year to 10 acre-feet per year. A Groundwater Investigation Report prepared by AECOM has been accepted by the County Groundwater Geologist that addresses the proposed increase in groundwater demand. The report determined that the increase in demand will have a less than significant direct and cumulative impact on groundwater resources. The facility will continue to obtain groundwater from Well 12 and will be limited to a maximum of 10 acre-feet of pumping per year. The facility is also required to implement a Groundwater Monitoring and Management Plan to monitor groundwater demand and levels to ensure no more than 10 acre-feet per year is pumped.

The proposed expansion will result in an increase of wastewater effluent from approximately 2,800 gallons per day to 7,500 gallons per day. A Nitrate Mass Balance Study prepared by AECOM was accepted by the Department of Environmental Health (DEH) that addresses the proposed increase in wastewater effluent and locations of proposed septic systems. Wastewater will be discharge to several septic systems spread out over the project site as identified in the study.

The facility will continue to receive fire protection service from the County Fire Authority. The nearest fire station is the Campo Fire Station located approximately 3.5 miles from the site with a travel time of 6.6 minutes.

Therefore, public services and private utilities are available to serve the project.

3. *The harmful effect, if any, upon desirable neighborhood character:*

The proposed expansion will provide an update and expansion of the facility's structures while maintaining the rural character of the site and surrounding character. Although intensity of use will double with the proposed expansion, most activities will move further away from nearby residences. With completion of Phase 1, Alcoholics Anonymous and Narcotics Anonymous meetings and all kitchen and dining activities will be held at the new Dining Hall rather than at the Main Facility. Distance between these meetings/activities (and associated parking) and nearby residences increases from 200 feet to 1,000 feet. Hours of visitation are timed to preserve neighbors' quiet time on weekend mornings and would end at 9:00 pm each night. No sound amplification systems are allowed to produce sounds in violation of the County Noise Ordinance and lighting is required to conform to the Light Pollution Code and not cause light spill onto neighboring properties. Freedom Ranch is required to maintain existing and proposed privacy fencing in good solid condition and post signage along the boundaries of neighboring parcel 607-110-50-00. Additional landscaping will also be installed along portions of the north and south boundary of this same parcel to provide additional privacy. No other uses than those shown on the Plot Plan and described in the project description are allowed to occur.

With the changes in locations of facility activities and requirements to ensure the privacy, peace and quiet of the neighbors, the proposed expansion of the Freed Ranch facility will not result in any harmful effect on the neighborhood character.

4. *The generation of traffic and the capacity and physical character of surrounding streets:*

Traffic generated by the project is estimate to double with the proposed expansion but will remain at less than 100 ADT. Therefore, the project will not have an impact on performance measures related to the operation of the surrounding circulation system. The project traffic generation will not affect the current level of service (LOS B) on Buckman Springs Road, a two-lane Mobility Element Light Collector. The facility will also construct a north-bound right-turn deceleration lane at the project entrance along with a six-foot wide by eight-foot long decomposed granite bus stop drop-off pad.

5. *The suitability of the site for the type and intensity of use or development, which is proposed:*

The proposed expansion of the facility will increase the use area from just over four acres to over 112 acres (a 28 fold increase) while doubling the number of clients served. The project site has an adequate on-site source of groundwater, adequate area and soils for the discharge of wastewater, and will continue to receive fire protection service by the County Fire Authority. Although the number of clients will double, the locations where they will reside and participate in treatment and recovery activities will, for the most part, occur further from neighboring residences. The facility is required to install and maintain additional landscaping, fencing, and signage to ensure the privacy of the neighbor located adjacent to the facility on APN 607-110-50-00.

6. *Any other relevant impact of the proposed use:*

None.

*(b) The impacts, as described in Findings (a) above, and the location of the proposed use will be consistent with the San Diego County General Plan:*

A review of the project’s potential impacts with respect to consistency with applicable San Diego County General Plan Goals and Policies was conducted as described in the San Diego Freedom Ranch Land Use & Community Character Analysis. The analysis has shown that the proposed expansion of the facility will be consistent with the following applicable General Plan Goals and Policies:

- General Land Use Goal, Policy 1;
- Residential Goal, Policies 3, 4, 5, 6, 7, 9, 10, and 11;
- Public Facilities and Services Goal, Policy 4;
- Conservation Goal, Policies 1, 3, 4, and 5; and,
- Energy Conservation Goal, Policies 1, 2, 3, and 4.

Furthermore, the project has also been found to be consistent with Board of Supervisors Policies I-18, I-73, and I-84.

*(c) That the requirements of the California Environmental Quality Act have been complied with:*

A Mitigated Negative Declaration dated March 13, 2015, has been prepared for the project in accordance with CEQA and is on file with Planning & Development Services as Environmental Review Number PDS2012-3910-1221002.

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**ORDINANCE COMPLIANCE AND NOTICES:** The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

**STORMWATER ORDINANCE COMPLIANCE:** In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10096](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

**LOW IMPACT DEVELOPMENT NOTICE:** On January 24, 2007, the San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning January 25, 2008. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link on Page 19, Section D.1.d (4), subsections (a) and (b):

[http://www.waterboards.ca.gov/sandiego/water\\_issues/programs/stormwater/docs/sd\\_permit/r9\\_2007\\_0001/2007\\_0001final.pdf](http://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/docs/sd_permit/r9_2007_0001/2007_0001final.pdf).

<http://www.sdcounty.ca.gov/PDS/docs/LID-Handbook.pdf>.

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link above.

**GRADING PERMIT REQUIRED:** A grading permit is required prior to commencement of grading when quantities exceed 200 cubic yards of excavation or eight feet (8') of cut/fill per criteria of [Section 87.201 of the County Code](#).

**CONSTRUCTION PERMIT REQUIRED:** A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact PDS Road right-of-way Permits Services Section, (858) 694-3284, to coordinate departmental requirements.

**TRANSPORTATION IMPACT FEE:** The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to [County TIF Ordinance number 77.201 – 77.223](#). The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [PDS, LD Counter] and provide a copy of the receipt to the [PDS, BD] at time of permit issuance.

**LIGHTING ORDINANCE COMPLIANCE:** In order to comply with the [County Lighting Ordinance 59.101](#) et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the [County Lighting Ordinance 59.101](#) et seq. and Zoning Ordinance Sections 6322, and 6324. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to lighting. No additional lighting is permitted. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

**NOISE ORDINANCE COMPLIANCE:** In order to comply with the [County Noise Ordinance 36.401](#) et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. No loudspeakers,

sound amplification systems, and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

**COMPLIANCE INSPECTION:** In order to comply with Zoning Ordinance Section 7362.e the County shall inspect the Use Permit property for compliance with the terms of this Use Permit. The County Permit Compliance Officer will perform a site inspection and review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. If the County determines the applicant is not complying with the Major Use Permit terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance. The Property Owner/Permittee shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every twelve months, to determine if the Property Owner/Permittee is complying with all terms and conditions of the Use Permit. This requirement shall apply during the term of this permit.

**NOTICE:** The subject property contains habitat which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, February 1 – August 31, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act. The applicant may submit evidence that nesting or breeding migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, <http://www.dfg.ca.gov/>; and United States Fish and Wildlife Service, 6010 Hidden Valley Rd, Carlsbad, CA 92011-4219, (760) 431-9440, <http://www.fws.gov/>.

**NOTICE:** THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

**NOTICE:** - Fish and Wildlife Fees have been paid in the amount of \$2,210.00 for the review of the Mitigated Negative Declaration, Receipt number 450163 dated August 6, 2014, and 37-2015-0010 dated February 24, 2015.

**NOTICE:** The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on March 13, 2015.

**NOTICE:** The project will be required to pay Planning & Development Services Mitigation Monitoring and Condition Review Fee. The fee will be collected at the time of the first submittal for Condition Satisfaction to PDS, including Mitigation Monitoring requests. The amount of the fee will be determined by the current Fee Ordinance requirement at the time of the first submittal and is based on the number of PDS conditions that need to be satisfied. The fee amount will only be paid one time for those conditions that are indicated with the **[PDS,**

**FEE]** designator. The fee will not apply to subsequent project approvals that require a separate submittal fee such as, Revegetation and Landscape Plans, Resource (Habitat) Management Plans, Habitat Loss Permits, Administrative Permits, Site Plans, and any other discretionary permit applications.

<b>EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS</b>			
<b>Planning &amp; Development Services (PDS)</b>			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
<b>Department of Public Works (DPW)</b>			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
<b>Department of Environmental Health (DEH)</b>			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
<b>Department of Parks and Recreation (DPR)</b>			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
<b>Department of General Service (DGS)</b>			
Real Property Division	RP		

**APPEAL PROCEDURE:** Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with [Section 7366 of the County Zoning Ordinance](#). An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT’S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

COUNTY OF SAN DIEGO PLANNING COMMISSION  
MARK WARDLAW, SECRETARY

BY:

SAMI REAL, Chief  
Project Planning Division  
Planning & Development Services

cc: San Diego Freedom Ranch, Inc., P.O. Box 157, Campo, CA 91906  
Laurie Price, 518 Rosecrans Street, San Diego, CA 92106

email cc:

Ed Sinsay, Team Leader, Land Development/Engineering, PDS  
Kristin Blackson, Planning Manager, Project Planning, PDS  
Llew Munter, Supervising EHS, DEH  
Larry Walsh, Walsh Engineering & Surveying, Inc. (larry@walsh-engineering.com)  
Campo – Lake Morena Community Planning Group